


NANAIMO

Investment Profile



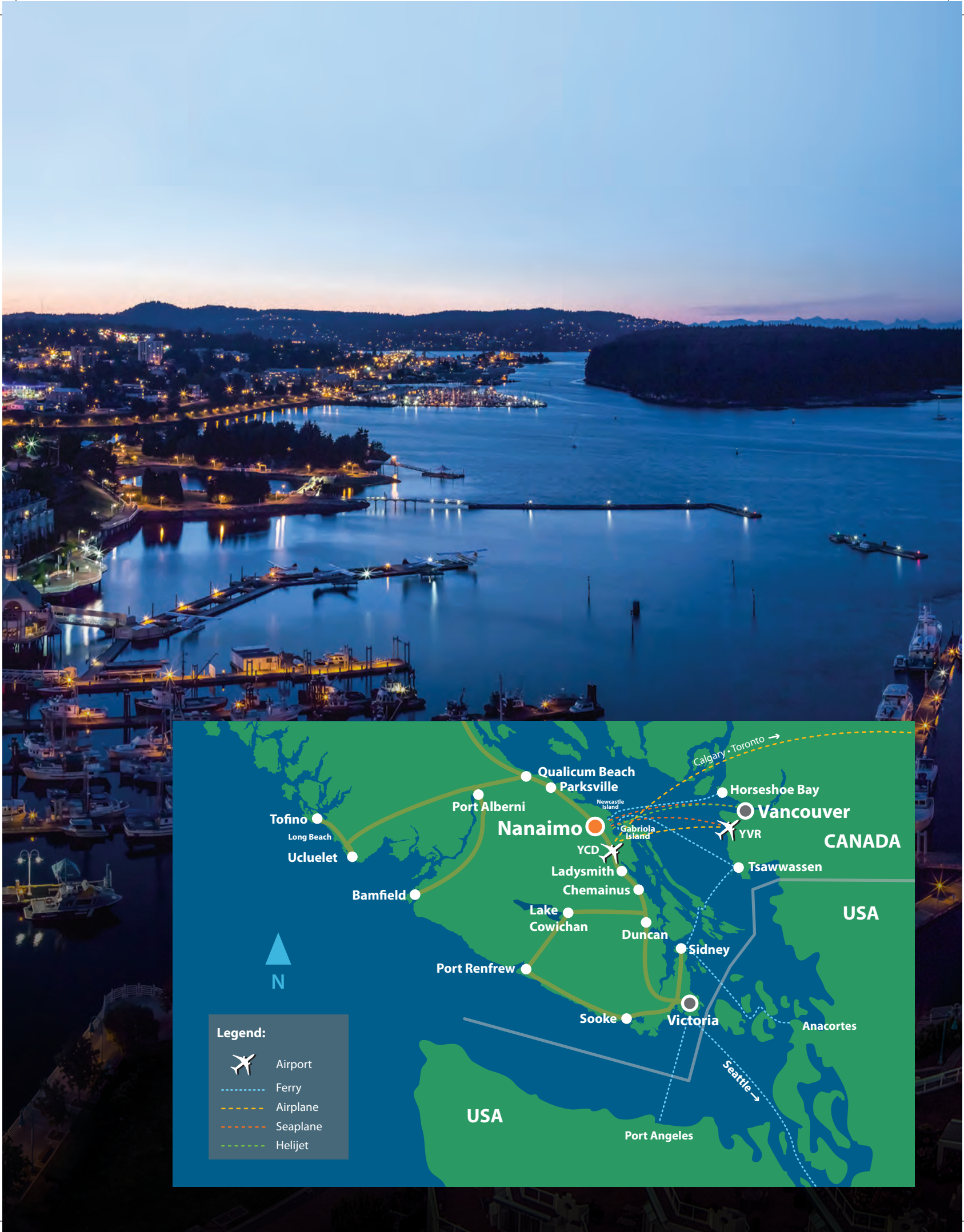
NANAIMO

Location, Location, Location








British Columbia's fifth largest urban centre and Vancouver Island's second largest metropolitan area, Nanaimo is nestled between the mountains and the ocean. A 20-minute flight from downtown Vancouver or a 1.5 hour scenic ferry ride from Horseshoe Bay or Tsawwassen will bring you into this welcoming community. The economic hub of central and North Vancouver Island, Nanaimo boasts both a vibrant business community and an exceptional quality of life.

Businesses are choosing to locate in Nanaimo because of the cost efficiencies and a complete range of telecommunications services. The city offers a skilled and motivated workforce, excellent technological infrastructure and easy access to the world. This region of over 105,000 (2016 Census) people is proud of its recreational facilities, community support, and the region's natural beauty.



Legend:

-  Airport
-  Ferry
-  Airplane
-  Seaplane
-  Helijet

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Real Estate



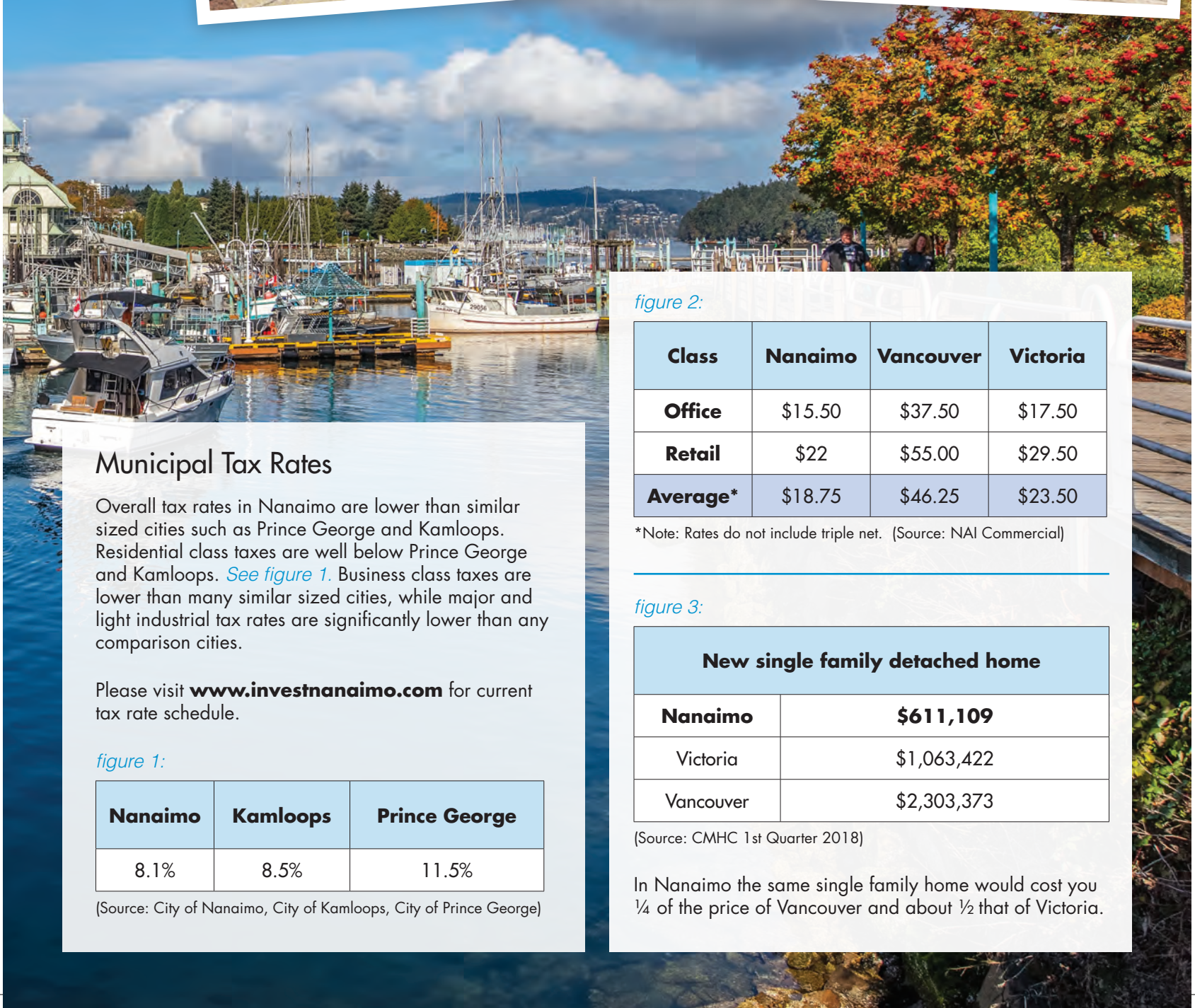
Lower real estate costs and lower local taxes are a competitive advantage!

Prime commercial real estate in Nanaimo has among the lowest lease rates in British Columbia for communities of similar size. [See figure 2.](#) Real Estate costs are significantly lower when compared with Victoria or Vancouver for each class. [See figure 3.](#)

Other direct benefits of our low cost of living include competitive wage rates and varied housing options for employees. At a quarter, the price of Vancouver and roughly half that of Victoria, business owners and employees are often pleasantly surprised at the cost advantages of doing business and owning real estate in Nanaimo. With a full spectrum of housing options, most

with spectacular ocean and mountain views, Nanaimo offers the most bang for your buck in real estate!

New businesses and residents continue to locate in Nanaimo because of the desirable mix of modern infrastructure, affordable cost of living, access to all of the services and amenities that are essential for successful business start-up and growth as well as the exceptional island lifestyle. In the last decade Nanaimo has seen significant growth in building permits, new business openings and infrastructure improvements in telecommunications, transportation and education along with major downtown revitalization.



Municipal Tax Rates

Overall tax rates in Nanaimo are lower than similar sized cities such as Prince George and Kamloops. Residential class taxes are well below Prince George and Kamloops. *See figure 1.* Business class taxes are lower than many similar sized cities, while major and light industrial tax rates are significantly lower than any comparison cities.

Please visit www.investnanaimo.com for current tax rate schedule.

figure 1:

Nanaimo	Kamloops	Prince George
8.1%	8.5%	11.5%

(Source: City of Nanaimo, City of Kamloops, City of Prince George)

figure 2:

Class	Nanaimo	Vancouver	Victoria
Office	\$15.50	\$37.50	\$17.50
Retail	\$22	\$55.00	\$29.50
Average*	\$18.75	\$46.25	\$23.50

*Note: Rates do not include triple net. (Source: NAI Commercial)

figure 3:

New single family detached home	
Nanaimo	\$611,109
Victoria	\$1,063,422
Vancouver	\$2,303,373

(Source: CMHC 1st Quarter 2018)

In Nanaimo the same single family home would cost you ¼ of the price of Vancouver and about ½ that of Victoria.

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Telecommunications

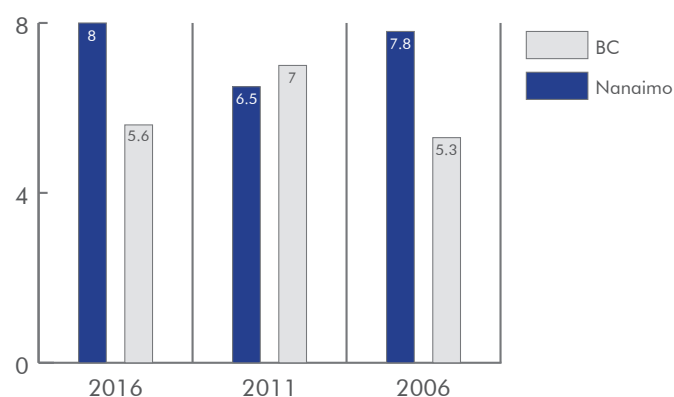
Nanaimo companies have access to an excellent telecommunications infrastructure. This includes a sophisticated network of fibre optics, providing worldwide internet links and a high level of reliability. "Nanaimo offers a fantastic telecommunications environment, with all the services and amenities that any budding or growing business could ask for!", says Jean St. Pierre, owner Eclipse Technologies. High speed and high capacity voice and data services are available within the region, as well as to anywhere in the world. Nanaimo is serviced by multiple data cables leading off the island, and thereby ensuring that business connections are reliable and always available.

Growth

The City of Nanaimo continues to be a magnet for new migrants. During the last Census the City grew by 8% which is well above the provincial rate of 5.6% and the national rate of 5%.

Nanaimo is home to over 6,000 businesses serving a trade area of over 395,000 people. In the last decade, the City experienced 7% growth in its business base.

GROWTH RATES



Population Base:

90,504	City of Nanaimo
104,936	Nanaimo CA (within 15 minute drive).
155,698	Regional District of Nanaimo (within 30 minute drive)
395,000	Secondary and tertiary trade area (within 1 hour drive)

The largest employment sectors include Healthcare, Retail, Construction, Professional Scientific & Technical, Tourism and Education. The City is keenly interested in growing our technology, manufacturing and transportation and warehousing sectors.

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Educational Infrastructure

Helping build the human capital of the future is Vancouver Island University. VIU offers a diverse, comprehensive range of post-secondary programming that includes access to programs through web-based and on-line instruction, as well as certificates, diplomas, degrees and masters program all designed to meet the diverse needs of the region. The programs provide training in academic, vocational, and technical fields and range from basic literacy to university degrees.

Approximately 1.5% of total students at VIU are international students. Students from over 80 countries attend the VIU International MBA program. VIU works with area employers to provide custom

training programs for industry. University graduates from various disciplines provide a constant stream of new employees for area companies.

To meet the increased demand, VIU has completed its 50-year master plan. Many capital projects are underway including the newly completed Health and Science Centre, information technology infrastructure upgrades, new athletics facility and a geothermal exchange project. These current projects have an estimated value of over \$185 million. Growth at the campus has spurred revitalization of the lands around the University District.

Labourforce

Nanaimo has a well-trained, stable and educated workforce. The proportion of Nanaimo residents who have completed an apprenticeship, received a trade certificate or diploma is higher than the provincial and national average.

Photo Courtesy of Vancouver Island University



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Transportation



Centrally located, Nanaimo is the transportation gateway for Vancouver Island. The modern and efficient transportation network includes an airport, seaplane terminal, Helijet service, cruise ship dock, deep sea ports, two ferry terminals, a highway system, and a public transit system.

The city is easily accessible to the mainland by ferry, air, and to other island destinations by road. Nanaimo airport offers direct flights to Vancouver, Calgary and Toronto. BC Ferries provides regular service to the mainland for vehicle and passenger traffic from Departure Bay and Duke Point terminals.

Located 36 nautical miles west of Vancouver and centrally located on Vancouver Island, the Nanaimo Port Authority is the region's most convenient load centre port. Nanaimo is Vancouver Island's largest commercial port, with 3 deep sea berths and over 21ha (88 acres) of paved storage space, covered warehousing space and barge loading facilities. Nanaimo offers a 104 metric tonne capacity crane. Seaspan, located at Duke Point, offers regular ferry service for drop terminals between Nanaimo and Vancouver for trucking and distribution customers. In Nanaimo businesses have a range of options to access markets, customers and suppliers.

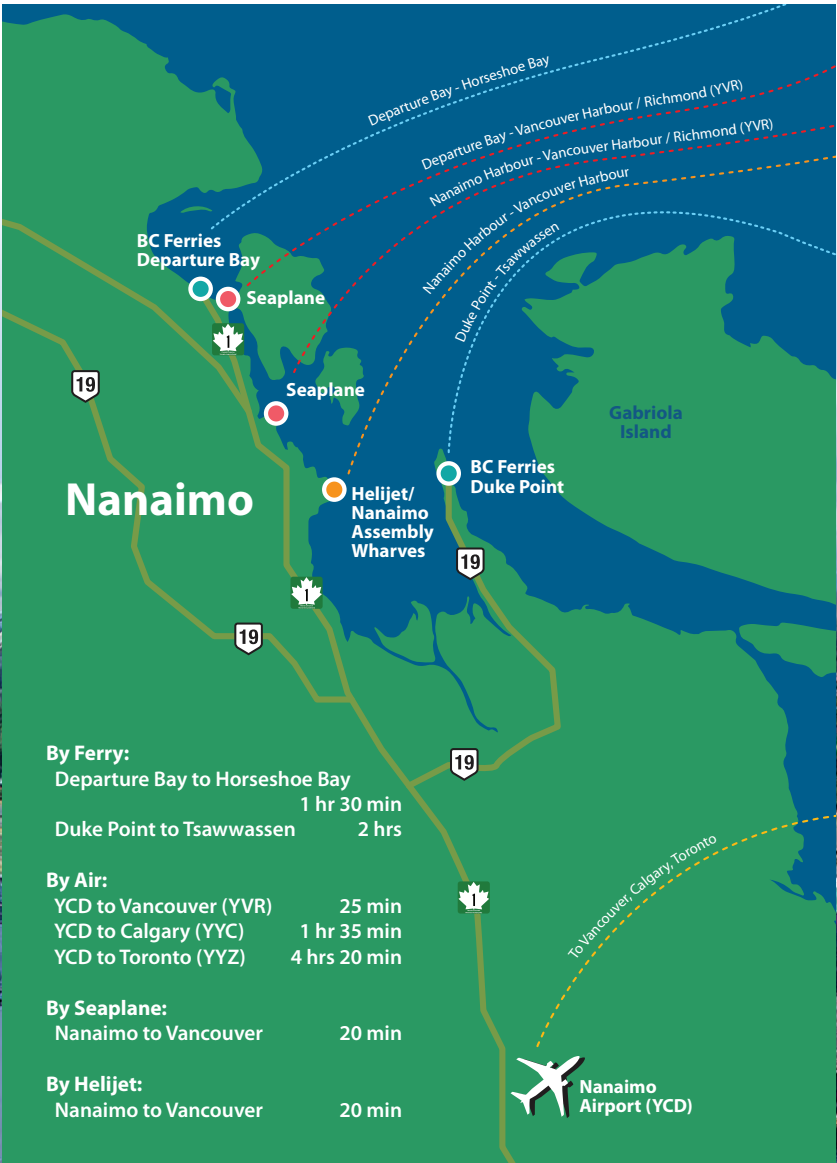


Photo Courtesy of Port of Nanaimo



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Lifestyle

Nanaimo is a classic West Coast community offering natural beauty at every turn, and vast recreation potential. Nanaimo boasts over 200 parks, 63 playgrounds, 3 pools, 4 indoor ice rinks, 3 golf courses, numerous public beaches and picnic areas. Residents can enjoy a leisurely stroll along the 5 km waterfront sea wall, or a vigorous hike up Mount Benson.

Outdoor adventures include paddling, hiking, biking, golfing, bungee jumping, sailing, fishing, kayaking, and scuba diving just to name a few. Beaches at various local ocean parks offer a myriad of opportunities for swimming, windsurfing and snorkelling complete with sea life just below the surface.

Shopping in Nanaimo gives you the best of all worlds, from major big name retailers to funky one-of-a-kind shops and boutiques.

Nanaimo offers a wide selection of restaurants; some geared toward nightlife, combining a stylish urban atmosphere with fancy drink menus, while others are situated in character Victorian-style homes, and serve the finest in high-end international cuisine. Nanaimo is home of the famous dessert "Nanaimo Bar", and several unique craft breweries.

Nanaimo has a growing community of musicians, dance companies, museums, artists, as well as several active community theatre groups and a symphony orchestra.

Come discover your new playground!





Photo: Tourism Nanaimo - Mike Anderson



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Supporting Business Success



The City of Nanaimo is committed to creating a progressive environment in which business can start, grow and thrive.

The Nanaimo Economic Development (NED) office provides a full suite of business retention, expansion and attraction services.

The City has streamlined its development processes and is continuously looking for ways to improve the local business climate.

The City of Nanaimo offers tax incentives for multi-family, commercial and heritage developments in the downtown core.

Tax incentives for hotel and motel developments are available anywhere within the City.

For Further information please contact Amrit Manhas, Economic Development Officer at (250) 755-4465 or visit www.investnanaimo.com





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INVEST, GROW, THRIVE



411 Dunsmuir Street, Nanaimo, BC
P: 250-754-4251 info@investnanaimo.com
INVESTnanaimo.com